



**ADDRESS:** 550 N TOUCHET RD      **SALE PRICE:** \$625,000.00  
**GRANTOR:** DANIEL FORKAN      **GRANTEE:** PAUL & PATRICIA NEIFFER

**PARCEL #:** 2-009-39-013-6620; 2-009-39-013-6600; 2-009-39-012-3620; 2-009-39-012-3600; 2-009-39-011-4410

**BRIEF LEGAL:** LOT 1, 2, 3, 2A & TAX 2 & 5  
**LOT SIZE:** 186.36 TOTAL ACRES; 1RHS, 173.36 PASTURE & 12 TILL

<b>SALES INFO:</b>	
REAL ESTATE EXCISE	27059
SALE DATE	12/21/2016
RECORDING NUMBER	41084
DEED TYPE	SWD

<b>LAND CODE:</b>	<b>NUMBER OF ACRES:</b>
CAGUN ALL	109.22
CNSLG Z44	64.14
AG HOME	1
CAGT CZ18	12
<b>TOTAL ACRES:</b>	<b>186.36</b>

<b>HOUSE INFO:</b>		HOUSE CLASS	VERY GOOD
# OF STORIES	1.5	HOUSE CONDITION	GOOD
YEAR BUILT		CARPORT	NO
MANUFACTURED HOME	NO	CARPORT SIZE	
SIZE & MODEL		GARAGE	YES
# OF BEDROOMS	2	GARAGE SIZE	840 SQ. FT.
# OF BATHS	2	ATTACHED	NO
TYPE OF HEAT	ELECTRIC FURNACE; WOOD STOVE; FIREPLACE		
BUILT-INS	JEN AIRE; MICROWAVE; HOOD & FAN; BATH FAN; GARBAGE DISPOSAL; CENTRAL AIR CONDITIONING		
REC ROOM	NO		
MAIN FLOOR	1,596 SQ. FT.	LAND ASSESSED	\$125,980.00
UPSTAIRS SQ. FT.	486 SQ. FT.	BLDG ASSESSED	\$382,530.00
BASEMENT	YES	<b>TOTAL ASSESSED VALUE</b>	<b>\$508,510.00</b>
PARTIAL OR FULL	PARTIAL		
# SQ FT	144 SQ. FT.		
# SQ FT FINISHED			

**ADDITIONAL INFO:** 2094 SQ. FT. WOOD DECK; 1550 SQ. FT. SHOP; 700 SQ. FT. MACHINE SHED; 700 SQ. FT. BUNK HOUSE; 210 SQ. FT. C-PORCH; 198 SQ. FT. COOK HOUSE; 440 SQ. FT. TACK SHED; 210 SQ. FT. FEED SHED; 2400 SQ. FT. BARN  
**COMMENTS:** POND, FENCED PASTURE, WATER RIGHTS, RIVER.

<b>3 YEARS PREVIOUS SALES HISTORY:</b>		
DATE	1/27/2015	8/2/1994
EXCISE	26494	10497
RECORDING #	39032	2X/811
PRICE	\$540,000	\$385,000
FROM/TO	HOSKINS TO FORKAN	DURHAM TO HOSKINS